

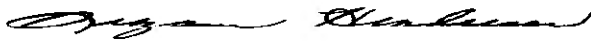
Electronically Recorded

Tarrant County Texas

Official Public Records

12/9/2010 2:08 PM

D210304314



Suzanne Henderson

PGS 11 \$56.00

Submitter: ACS

AMENDMENT
TO
MEMORANDUM OF LEASE

WHEREAS the DALLAS/FORT WORTH INTERNATIONAL AIRPORT BOARD ("Board") leases to TRAMMELL CROW COMPANY AIR FREIGHT & LOGISTICS CENTRE 2, L.P., a Delaware limited partnership ("Tenant"), successor-in-interest to Trammell Crow Company International Air Cargo III, L.P., certain premises located within the boundaries of Dallas/Fort Worth International Airport and more particularly described on Exhibit A attached hereto, pursuant to that Lease Agreement for Freight Forwarder Facility having an Effective Date of November 3, 2004 (as amended and assigned, the "Lease"), as more particularly described in the Lease; and

WHEREAS, a Memorandum of Lease (the "Memorandum") was recorded August 11, 2009 under Clerk's File No. D209214510, Deed Records, Tarrant County, Texas to create constructive notice of the existence of the Lease; and


WHEREAS, Board and Tenant desire to amend the Memorandum to acknowledge, among other things, Tenant's right to the exclusive use, in common with the properties located at 2370, 2460 and 2520 West Airfield Drive, DFW International Airport, Texas, of the Off-Premises Improvements (as described in the Lease) during the entire term of the Lease, such Off-Premises Improvements located on the tracts of land more particularly described on Exhibit B attached hereto; and

NOW, THEREFORE, in consideration of the agreements herein and other good and valuable consideration, receipt and sufficiency of which are hereby acknowledged, the parties agree to enter into this amendment to the Memorandum (this "Amendment") amending the Memorandum as follows:

1. **Notice of Use:** This Amendment is intended for recordation in the real property records of Tarrant County, Texas, in order to create constructive notice of Tenant's right to the exclusive use, in common with the properties located at 2370, 2460 and 2520 West Airfield Drive, DFW International Airport, Texas, of the Off-Premises Improvements.
2. **Area of Beneficial Use:** Effective upon the date of full execution of this Amendment, the Memorandum shall be amended to include Exhibit B to this Amendment as an addition to the legal description attached as Exhibit A to the Memorandum.
3. **Remaining Terms and Conditions:** Except as amended and modified hereby, the Memorandum shall remain in full force and effect. However, to the extent that the terms or provisions of this Amendment conflict or are inconsistent with the terms and provisions of the Memorandum, this Amendment shall control.

This Amendment is effective as of the date of execution of the latter party to sign this Amendment, as indicated below.

**DALLAS/FORT WORTH INTERNATIONAL
AIRPORT BOARD**

By: 
(Insert Name) John C Terrell
(Insert Title) Vice President

Date executed by Board

12/7/10

Approved as to form:


Legal Counsel for the Board

TENANT:

**TRAMMELL CROW COMPANY AIRFREIGHT
& LOGISTICS CENTRE 2, L.P., a Delaware
limited partnership**

By: TCC Air GP, LLC, a Delaware limited liability
company, its general partner
By: TCC-Lion Industrial, LLC, a Delaware limited
liability company, its sole member
By: TC Industrial GP, LLC, a Delaware limited
liability company, its managing member
By: TC Industrial, Inc., a Delaware corporation, its
managing member

Date executed by Tenant

11/17/10

By: 
Name: Michael S. Duffy
Title: Executive Vice President

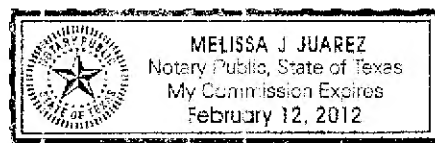
THE STATE OF TEXAS §
 §
 COUNTY OF Tarrant §

This instrument was acknowledged before me on Dec. 7, 2010, by John L. Terrell,
Vice President of the Dallas/Fort Worth International Airport Board, on behalf of said Board.

Melissa Juarez
 Notary Public, State of Texas

My Commission Expires:

2/12/12



THE STATE OF TEXAS §
 §
 COUNTY OF DALLAS §

This instrument was acknowledged before me on November 19, 2010, by Michael S. Duffy,
Exec. V.P. of TC Industrial, Inc., a Delaware corporation, managing member of TC Industrial
 GP, LLC, a Delaware limited liability company, managing member of TCC-Lion Industrial, LLC, a Delaware
 limited liability company, sole member of TCC Air GP, LLC, a Delaware limited liability company, general
 partner of Trammell Crow Company Air Freight & Logistics Centre 2, L.P., a Delaware limited partnership, on
 behalf of said corporation, limited liability companies and limited partnership.

Rosemary Benedetto
 Notary Public, State of Texas

My Commission Expires:

4-15-2012

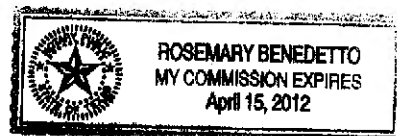


EXHIBIT A

Legal Description – Premises

A-1

PARCEL 11
6.316 ACRE TRACT

BEING A 6.316 ACRE TRACT OF LAND SITUATED IN THE GREEN W. MINTER. SURVEY, ABSTRACT 1035, TARRANT COUNTY, TEXAS SAID 6.316 ACRE TRACT BEING A PORTION OF THAT CERTAIN TRACT OF LAND KNOWN AS THE DALLAS/FORT WORTH INTERNATIONAL AIRPORT, COMPRISED IN PART BY A 266.65 ACRE TRACT OF LAND DESCRIBED AS FIRST TRACT IN DEED FROM CATHERINE ELDRIDGE THOMASSON, A FEME SOLE, TO THE CITY OF FORT WORTH AS RECORDED IN VOLUME 4784, PAGE 81 OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS, SAID 6.316 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 5/8 INCH IRON ROD CAPPED "DFW BOUNDARY" SET (DFW SURFACE 88 COORDINATE - NORTHING 1,014,051.5494, EASTING 409,402.9918) FOR THE POINT OF INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF WEST 23RD STREET, A 70.00 FOOT RIGHT-OF-WAY, AND THE EAST RIGHT-OF-WAY LINE OF WEST AIRFIELD DRIVE, A 150 FOOT RIGHT-OF-WAY;

THENCE NORTH 89°26'56" EAST, ALONG AND WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID WEST 23RD STREET, A DISTANCE OF 90.21 FEET TO A 5/8 INCH IRON ROD CAPPED "DFW BOUNDARY" SET;

THENCE SOUTH 00° 32' 43" EAST, LEAVING THE SOUTH RIGHT-OF-WAY LINE OF SAID WEST 23RD STREET, A DISTANCE OF 351.82 FEET TO A 5/8 INCH IRON ROD CAPPED "DFW BOUNDARY" SET (DFW SURFACE 88 COORDINATES - NORTHING 1,013,700.6083, EASTING 409,496.5429) FOR THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 89°27' 16" EAST, A DISTANCE OF 785.79 FEET TO A 5/8 INCH IRON ROD CAPPED "DFW BOUNDARY" SET (DFW SURFACE 88 COORDINATES - NORTHING 1,013,708.0892, EASTING 410,282.2929) FOR THE NORTHEAST CORNER, BEING A POINT IN THE WEST BOUNDARY LINE OF A 14.818 ACRE TRACT OF LAND DESCRIBED AS AIR CARGO FACILITY PHASE II IN LEASE NO. TCAV 0538, OF RECORD IN THE DALLAS/FORT WORTH INTERNATIONAL AIRPORT BOARD REAL ESTATE DEPARTMENT;

THENCE SOUTH 00° 32' 43" EAST, ALONG AND WITH THE WEST BOUNDARY LINE OF SAID 14.818 ACRE TRACT, A DISTANCE OF 355.67 FEET TO A 5/8 INCH IRON ROD CAPPED "DFW BOUNDARY" SET (DFW SURFACE 88 COORDINATES - NORTHING 1,013,352.4391, EASTING 410,285.6776) FOR SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 89° 27' 16" WEST, LEAVING THE WEST BOUNDARY LINE OF SAID 14.818 ACRE TRACT, A DISTANCE OF 707.05 FEET TO A 5/8 INCH IRON ROD CAPPED "DFW BOUNDARY" SET (DFW SURFACE 88 COORDINATES - NORTHING 1,013,345.7068, EASTING 409,578.6571) FOR SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 41° 43' 06" WEST, A DISTANCE OF 36.77 FEET TO A 5/8 INCH IRON ROD CAPPED "DFW BOUNDARY" SET (DFW SURFACE 88 COORDINATES - NORTHING 1,013,373.1533, EASTING 409,554.1874) FOR THE POINT OF CURVATURE OF A CURVE TO THE RIGHT;

THENCE NORTHWESTERLY, ALONG AND WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 220.50 FEET, A CENTRAL ANGLE OF 41° 10' 23", AND A LONG CHORD WHICH BEARS NORTH 21° 07' 55" WEST, 155.07 FEET, AN ARC DISTANCE OF 158.45 FEET TO A 5/8 INCH IRON ROD CAPPED "DFW BOUNDARY" SET (DFW SURFACE 88 COORDINATE - NORTHING 1,013,517.7916, EASTING 409,498.2831) FOR POINT OF TANGENCY;

THENCE NORTH 00° 32' 43" WEST, A DISTANCE OF 182.83 FEET TO THE POINT OF BEGINNING AND CONTAINING 6.316 ACRES OF LAND, MORE OR LESS.

BASIS OF BEARING:

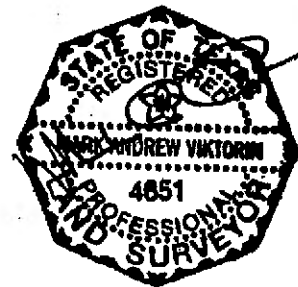
DFW SURFACE 88 COORDINATES WERE ESTABLISHED USING GLOBAL POSITIONING SYSTEMS (GPS) TECHNOLOGY. THE BASIS FOR THE GPS NETWORK ARE THE MONUMENTS LISTED BELOW.

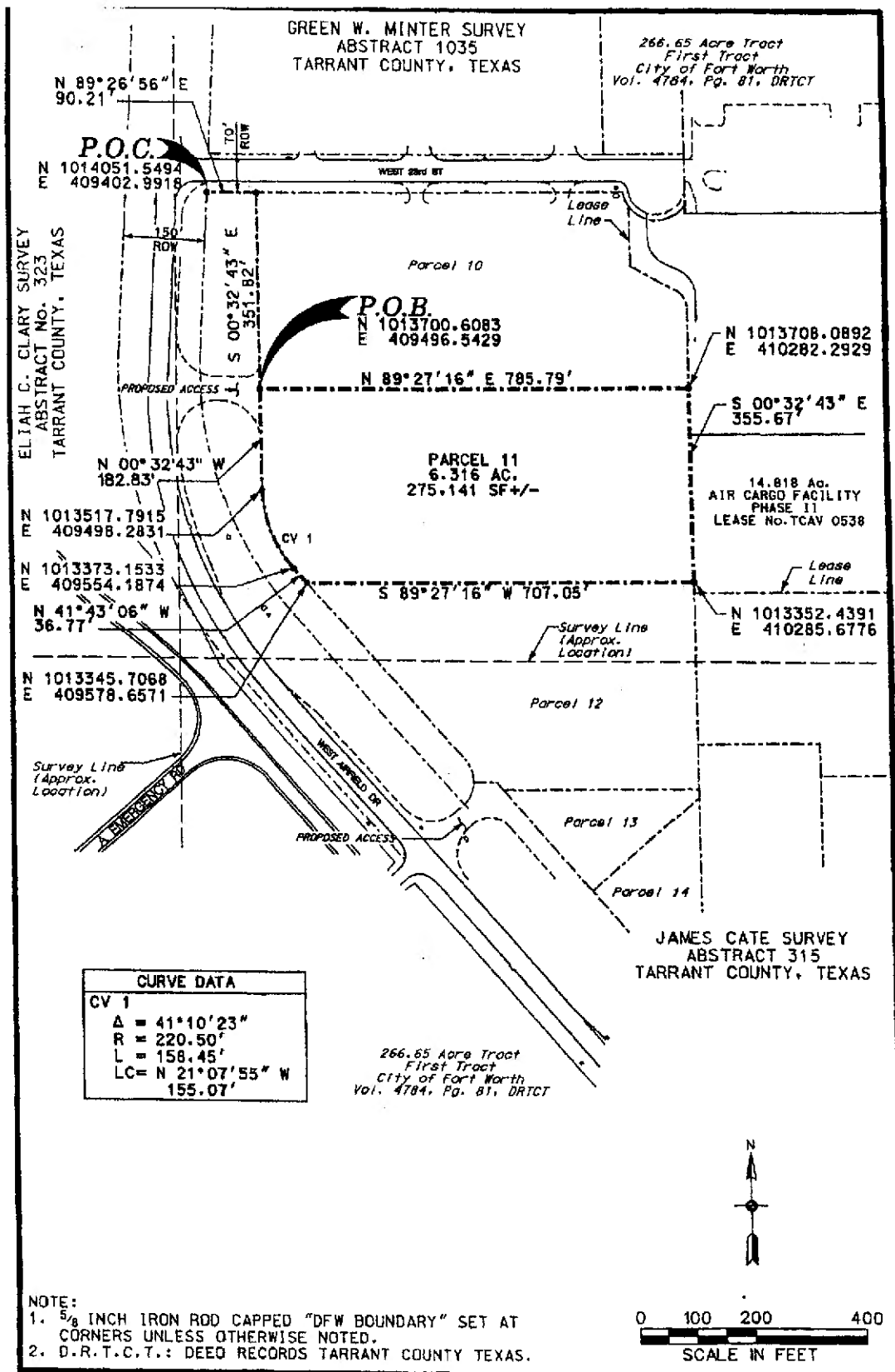
DFW GEODETIC CONTROL MONUMENTS BASED ON TEXAS NORTH CENTRAL STATE PLANE NAD 83. COORDINATES VALUES HAVE BEEN CONVERTED TO THE DFW SURFACE 88 SYSTEM.

GPS-39		GPS-35	
NORTHING	1,011,611.380	NORTHING	1,019,005.354
EASTING	411,009.347	EASTING	424,704.988
COMBINED SCALE FACTOR = 0.999850148			

TO CONVERT DFW SURFACE 88 COORDINATES TO NAD 83 COORDINATES:

(NORTHING + 6,000,000) X COMBINED SCALE FACTOR = STATE PLANE COORDINATES
(EASTING + 2,000,000) X COMBINED SCALE FACTOR = STATE PLANE COORDINATES





DALLAS/FORT WORTH INTERNATIONAL AIRPORT BOARD

DRAWN BY: KEW
APPROVED BY: MAY
ISSUE DATE: NOV 2004
SURVEY NO. 1

P.O. DRAWN BY: DALLAS/FORT WORTH AIRPORT, TEXAS 75261

EXHIBIT "A"
PARCEL 11
6.316 ACRE TRACT.
GREEN W. MINTER SURVEY, ABSTRACT 1035
TARRANT COUNTY, TEXAS

CONTRACT NUMBER:

SHEET NUMBER
3
OF 3 SHEETS
DFW-

SURVEY DEPT. FILENAME: c:\survey\507\507004\507004.dgn / 507004.dgn

EXHIBIT B

Legal Description – Off Premises Improvements

B-1

OFF-PREMISES IMPROVEMENTS
PARCELS 13 AND 14
1.675 ACRE TRACT

BEING A 1.675 ACRE TRACT OF LAND SITUATED IN THE JAMES CATE SURVEY, ABSTRACT 315, TARRANT COUNTY, TEXAS SAID 1.675 ACRE TRACT BEING A PORTION OF THAT CERTAIN TRACT OF LAND KNOWN AS THE DALLAS/FORT WORTH INTERNATIONAL AIRPORT, COMPRISED IN PART BY A 266.65 ACRE TRACT OF LAND DESCRIBED AS FIRST TRACT IN DEED FROM CATHERINE ELDRIDGE THOMASSON, A FEME SOLE, TO THE CITY OF FORT WORTH AS RECORDED IN VOLUME 4784, PAGE 81 OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS, SAID 1.675 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 5/8 INCH IRON ROD CAPPED "DFW BOUNDARY" SET (DFW SURFACE 88 COORDINATE - NORTHING 1,014,051.5494, EASTING 409,402.9918) FOR THE POINT OF INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF WEST 23RD STREET, A 70.00 FOOT RIGHT-OF-WAY, AND THE EAST RIGHT-OF-WAY LINE OF WEST AIRFIELD DRIVE, A 150 FOOT RIGHT-OF-WAY;

THENCE NORTH 89°26'56" EAST, ALONG AND WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID WEST 23RD STREET, AT A DISTANCE OF 90.21 FEET TO A 5/8 INCH IRON ROD CAPPED "DFW BOUNDARY" SET;

THENCE SOUTH 00° 32' 43" EAST, LEAVING THE SOUTH RIGHT-OF-WAY LINE OF SAID WEST 23RD STREET, A DISTANCE OF 534.65 FEET TO A 5/8 INCH IRON ROD CAPPED "DFW BOUNDARY" SET, FOR THE POINT OF CURVATURE FOR A CURVE TO THE LEFT;

THENCE SOUTHEASTERLY, ALONG AND WITH THE SAID CURVE TO THE LEFT, HAVING A RADIUS OF 220.50 FEET, A CENTRAL ANGLE OF 41° 10' 23", AND A LONG CHORD WHICH BEARS SOUTH 21° 07' 55" EAST, 155.07 FEET, AN ARC DISTANCE OF 158.45 FEET TO A 5/8 INCH IRON ROD CAPPED "DFW BOUNDARY" SET, FOR THE POINT OF TANGENCY;

THENCE SOUTH 41° 43' 06" EAST, A DISTANCE OF 463.63 FEET TO A 5/8 INCH IRON ROD CAPPED "DFW BOUNDARY" SET, FOR THE POINT OF CURVATURE FOR A CURVE TO THE RIGHT;

THENCE SOUTHEASTERLY, ALONG AND WITH THE SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 59.50 FEET, A CENTRAL ANGLE OF 44° 04' 57", AND A LONG CHORD WHICH BEARS SOUTH 19° 40' 38" EAST, 44.66 FEET, AN ARC DISTANCE OF 45.78 FEET TO A 5/8 INCH IRON ROD CAPPED "DFW BOUNDARY" SET;

THENCE NORTH 89° 27' 16" EAST, A DISTANCE OF 41.91 FEET TO A 5/8 INCH IRON ROD CAPPED "DFW BOUNDARY" SET;

THENCE SOUTH 41° 43' 06" EAST, A DISTANCE OF 18.60 FEET TO A 5/8 INCH IRON ROD CAPPED "DFW BOUNDARY" SET (DFW SURFACE 88 COORDINATES - NORTHING 1,012,971.5541, EASTING 409,932.0411) FOR THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 89° 27' 16" EAST, A DISTANCE OF 357.25 FEET TO A 5/8 INCH IRON ROD CAPPED "DFW BOUNDARY" SET (DFW SURFACE 88 COORDINATES - NORTHING 1,012,974.9557, EASTING 410,289.2703) FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 00° 32' 43" EAST, A DISTANCE OF 408.47 FEET TO A 5/8 INCH IRON ROD
 CAPPED "DFW BOUNDARY" SET (DFW SURFACE 88 COORDINATES - NORTHING
 1,012,566.5071, EASTING 410,293.1575) FOR THE MOST SOUTHERLY CORNER OF THE
 HEREIN DESCRIBED TRACT;

THENCE NORTH 41° 43' 06" WEST, A DISTANCE OF 542.65 FEET TO THE POINT OF
 BEGINNING AND CONTAINING 1.675 ACRES OF LAND, MORE OR LESS.

BASIS OF BEARING:

DFW SURFACE 88 COORDINATES WERE ESTABLISHED USING GLOBAL POSITIONING
 SYSTEMS (GPS) TECHNOLOGY. THE BASIS FOR THE GPS NETWORK ARE THE MONUMENTS
 LISTED BELOW.

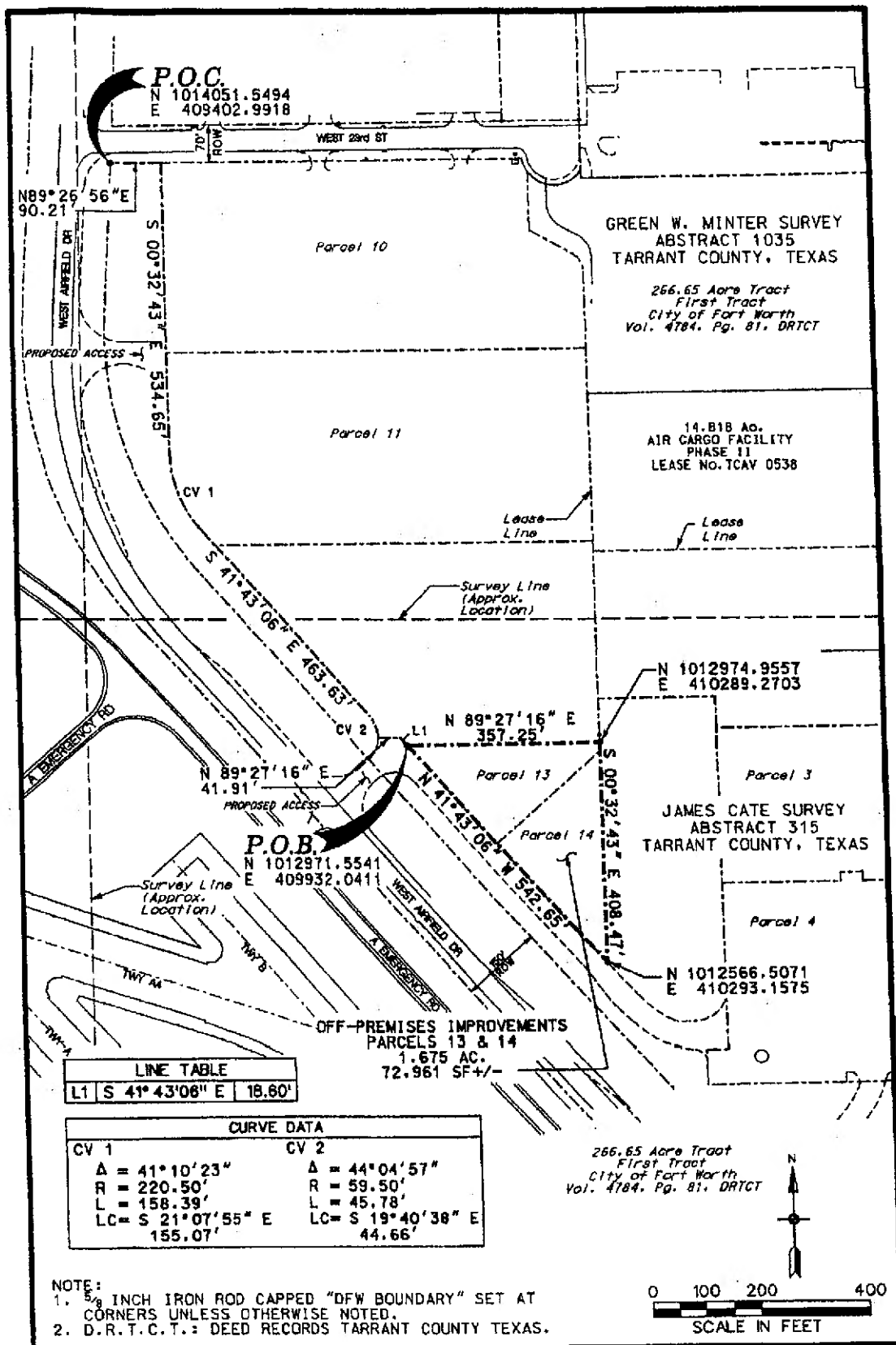
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GPS-39		GPS-35	
NORTHING	1,011,611.380	NORTHING	1,019,005.354
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 (EASTING + 2,000,000) X COMBINED SCALE FACTOR = STATE PLANE COORDINATES





**DALLAS/FORT WORTH
INTERNATIONAL
AIRPORT BOARD**

P.O. DRAWER 075, DALLAS/FORT WORTH AIRPORT, TEXAS 75269

DRAWN BY: NEW
APPROVED BY: MAY
ISSUE DATE: NOV 2004
SURVEY NO. 1

EXHIBIT "D"
OFF-PREMISES IMPROVEMENTS
PARCELS 13 AND 14
1.675 ACRE TRACT,
JAMES CATE SURVEY, ABSTRACT 315
TARRANT COUNTY, TEXAS

CONTRACT NUMBER:

SHEET NUMBER
3
OF 3 SHEETS
DFW